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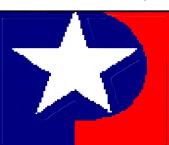
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Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
693,900 / 693,900  
693,900 / 693,900  
693,900 / 693,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		VALENTINE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: RIZZO RONALD J	
Owner 2:	
Owner 3:	

Street 1: 40 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 8,771 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8771		Sq. Ft.	Site		0	70.	0.78	7									478,191						478,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8771.000	215,700		478,200	693,900		112274
							GIS Ref
							GIS Ref
							Insp Date
							07/24/18

1 of 1  
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693,900 / 693,900  
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693,900 / 693,900

!13098!

## USER DEFINED

Prior Id # 1:	112274
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:06:26
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
04/07/20	14:23:09
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,800	0	8,771.	478,200	694,000	694,000	Year End Roll	12/18/2019
2019	101	FV	186,000	0	8,771.	478,200	664,200	664,200	Year End Roll	1/3/2019
2018	101	FV	186,000	0	8,771.	403,000	589,000	589,000	Year End Roll	12/20/2017
2017	101	FV	186,000	0	8,771.	368,900	554,900	554,900	Year End Roll	1/3/2017
2016	101	FV	186,000	0	8,771.	314,200	500,200	500,200	Year End	1/4/2016
2015	101	FV	174,400	0	8,771.	273,300	447,700	447,700	Year End Roll	12/11/2014
2014	101	FV	174,400	0	8,771.	252,800	427,200	427,200	Year End Roll	12/16/2013
2013	101	FV	174,400	0	8,771.	240,500	414,900	414,900		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7890-582		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2016	943	Re-Roof	10,100		7/8/2016			Strip and re-roof.

## ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/20/2008	Meas/Inspect	189	PATRIOT
12/14/1999	Meas/Inspect	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 1	Rating: Average			OF=SINK IN BMT.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating: Average														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1952	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct:	Fact: .			Floor:				Totals RMS: 6 BRs: 2 Baths: 1 HB: 1											
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AV	- Average			31.	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 2	- Plaster			Functional:				%	Interior:				1	6	2	M			
Sec Int Wall:				Economic:				%	Additions:										
Partition: T	- Typical			Special:				%	Kitchen:										
Prim Floors: 3	- Hardwood			Override:				%	Baths:										
Sec Floors:				Total:	31			%	Plumbing:										
Bsmnt Flr: 5	- Lino/Vinyl			<b>CALC SUMMARY</b>					Electric:										
Subfloor:				<b>COMPARABLE SALES</b>					Heating:										
Bsmnt Gar:				Basic \$ / SQ: 105.00					General:										
Electric: 3	- Typical			Size Adj.: 1.35000002					Totals				1	6	2				
Insulation: 2	- Typical			Const Adj.: 0.98980004															
Int vs Ext: S				Adj \$ / SQ: 140.304															
Heat Fuel: 1	- Oil			Other Features: 69500															
Heat Type: 3	- Forced H/W			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100				NBHD Mod:															
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00															
% Com Wall	% Sprinkled:			Adj Total: 312664															
				Depreciation: 96926															
				Depreciated Total: 215738															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val											
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]																			
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>				Net Sketched Area: 2,587 Total: 243,165							
								169.0-0008-0006.0				Size Ad 1386 Gross Are 2785 FinArea 1624							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X7	A	AV	1960		0.00	T	40	101							
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]				<b>IMAGE</b>			
<b>AssessPro Patriot Properties, Inc</b>																			